

FILE NUMBER: Z223-301(LG) **DATE FILED:** July 11, 2023

LOCATION: West side of Ingersoll Street, on the west side of Iroquois Drive,
and north of Nomas Street

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 44.6 acres **CENSUS TRACT:** 48113010601

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

APPLICANT/OWNER: Jamp Westfork, LLC

REQUEST: An application for a Planned Development District for specific residential and nonresidential uses on property zoned an MH(A) Manufactured Home District, an A(A) Agricultural District, an LI Light Industrial District, and an R-5(A) Single Family District with consideration for an R-5(A) District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to permitted uses, setbacks, lot size, floor area ratio, lot coverage, and stories to allow a single family development.

STAFF RECOMMENDATION: Approval of an R-5(A) District, in lieu of a Planned Development District.

PRIOR CPC ACTION: On August 8, 2024, the City Plan Commission held this item under advisement to August 22, 2024. On July 11, 2024, the City Plan Commission held this item under advisement to August 8, 2024. On June 20, 2024, the City Plan Commission held this item under advisement to July 11, 2024.

BACKGROUND INFORMATION:

- The area of request consists of 44.6 acres of undeveloped land.
- On October 1, 2020, the City Plan Commission recommended denial without prejudice of an application for a CH Clustered Housing District for this site.
- The applicant proposes to develop the site with a single family development; however, deviating from the yard, lot, and space regulations. Therefore, the applicant is requesting a Planned Development District.
- On June 20, 2024, the City Plan Commission held this item under advisement to July 11, 2024.
- On July 11, 2024, the City Plan Commission held this item under advisement to August 8, 2024.
- On August 8, 2024, the City Plan Commission held this item under advisement to August 22, 2024. Changes have been made to the request since August 8, 2024.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z190-273:** On October 1, 2020, the City Plan Commission recommended denial without prejudice of an application for a CH Clustered Housing District on property zoned an MH(A) Mobile Home District, an A(A) Agricultural District, an LI Light Industrial District, and an R-5(A) Single Family District west of Ingersoll Street, on the west side of Iroquois Drive, and north of Nomas Street. [Subject Site]

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|---------------------|--------------|-----------------------|
| Ingersoll Street | Local Street | -- |
| Iroquois Street | Local Street | -- |
| Clymer Street | Local Street | -- |

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. The Transportation Development Services division staff of Development Services completed a review of a traffic impact analysis dated June 27, 2023 for the proposed Westfork 44 residential development. Findings of the analysis show that the proposed development can be successfully incorporated into the surrounding local roadway network without adverse impact to nearby intersections. The study will be revised at permitting to include the roughly proportional impact at nearby intersections and roads following the development of a nearby proposed cold storage facility. Proposed design must include alleys to accommodate adequate space for utilities and reduce driveway density.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan marked with an asterisk (*). The request does **not** comply with the goals and policies marked with a dagger (†):

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPEMNT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. †

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.3 Create housing opportunities throughout Dallas.*

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions. †

NEIGHBORHOOD PLUS

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.*

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.*

Although the request complies with several goals and policies of the Comprehensive Plan, staff believes the number of dwelling units proposed is too dense for the area, especially when the site is in a flood plain.

Area Plans

Trinity River Corridor Comprehensive Land Use Plan was adopted by City Council in March 2005, and then revised in December 2009. Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life.

The request site is located within the West Dallas District which calls for the area to be used as Residential Traditional (single family homes) and protects the area along the Trinity River as floodway.

The applicant's land use request is consistent with the goals and policies of the Trinity River Corridor Comprehensive Land Use Study.

West Dallas Comprehensive Land Use Study was adopted by City Council in 1999. The study identifies and inventories all existing land uses and zoning and distinguishes key issues that are most likely to influence the positive redevelopment and stability of the area. The West Dallas community contains approximately 6,500 acres with a mixture of land uses ranging from residential to industrial. The area is primarily zoned single-family or low-density multifamily north of Singleton Boulevard.

The request is located within Subarea 2: Ledbetter/Chalk Hill, which is predominantly single family. An analysis of the area indicated the land uses in the area were in conformance with the zoning district regulations, hence no change in zoning was recommended. However, the study indicates that future land use for three former landfills comprising 75 acres of undeveloped land within this subarea should be given to non-residential uses.

The applicant's land use to the north of the request is consistent with the goals of the West Dallas Comprehensive Land Use Study. However, a portion of the request to the south is not consistent since the future land use recommendation is light industrial.

Land Use:

| | Zoning | Land Use |
|--------------|-----------------------------|--|
| Site | MH(A), A(A), LI, and R-5(A) | Undeveloped |
| North | R-5(A) and A(A) | Undeveloped, Trinity River |
| East | R-5(A) | Single family |
| South | R-5(A) and LI | Single family, church, public or private school, undeveloped |
| West | A(A) | Undeveloped, commercial stable |

Land Use Compatibility:

The area of request is currently undeveloped. The area of request is predominantly surrounded by single family uses and undeveloped land. Other uses in the area include a church to the east, an elementary school to the southeast, and a commercial stable to the west.

The applicant proposes to develop the site with approximately 326 single family homes by requesting a Planned Development District for single family residential uses. Although many of the conditions of a standard R-5(A) District will be retained, the applicant proposes deviations to the setbacks, lot size, and lot coverage standards. As shown on the applicant's proposed conceptual plan, they propose to divide the area of request into Subarea A, Subarea B, and Subarea C.

The minimum front yard required in a standard R-5(A) District is 20 feet. The applicant proposes a minimum 20-foot front yard setback for Subarea A and B, and no minimum front yard setback for Subarea C. The side and rear yards for Subarea A and B would default to the R-5(A) District standard of five feet. The applicant is proposing no minimum

side and rear yard setback requirement and requesting that the provisions for contiguous block face setback do not apply to Subarea C.

In standard R-5(A) District the minimum lot size for residential use is 5,000 square feet. The applicant is proposing a minimum lot size of 4,000 square feet for Subarea A and B and a minimum lot size of 2,000 square feet for Subarea C. The lot coverage requirement in a standard R-5(A) District is 45% for residential uses. The applicant is proposing 60% lot coverage for residential uses for all three subareas.

Staff supports the applicant’s requested land use and believe this use is compatible with the surrounding area. However, staff recommends a standard R-5(A) District, in lieu of the applicant’s request for a PD for single family uses.

Staff believes the applicant’s proposed deviations to setbacks, lot size, and lot coverage are not substantial enough to warrant the creation of a new PD when the codified development standards of a residential district would still allow development on the site. Staff recommendation would follow the pattern of existing R-5(A) district north, east, and south of the area of request, and it would create a gradual decrease in density towards the less dense residential areas to the west and southwest zoned an A(A) or LI district.

Development Standards

Following are the development standards for the current LI, MH(A), A(A), and R-5(A) District, and the proposed changes within the new Planned Development District.

| District | Setback | | Density | Height | Lot Cvrg. |
|--------------------|---------|---|---|--------|-------------------------|
| | Front | Side/Rear | | | |
| Existing: LI | 15' | 30' adj. to res. Other: No min. | 0.5 FAR Retail & Personal Service Uses 0.75 FAR Lodging, Office, and Retail & Personal Service Uses 1.0 FAR Overall | 70' | 80% |
| Existing: MH(A) | 20' | 10' | 1,500 sq. ft. - Transient Stand 4,000 sq. ft. - Subdivision Lot | 24' | 20% Res. 25% Nonres. |
| Existing: A(A) | 50' | 20' Side 50' Rear for single family Rear Other: 10' | Min. Lot: 3 Acres | 24' | 10% Res. 25% Nonres |

| | | | | | |
|-------------------------------------|---------|---|-------------------------|-----|---|
| Existing: R-5(A) | 20' | 5' single family Other: 10' | Min. Lot: 5,000 sq. ft. | 30' | 45% Res. 25% Nonres |
| Proposed: PD Subarea A & B | 20' | 5' single family Other: 10' | Min. Lot: 4,000 sq. ft. | 36' | 60% Res. 25% Nonres. |
| Proposed: PD Subarea C | No min. | No min. for single family ¹ | Min. Lot: 2,000 sq. ft. | 36' | 60% Res. ² 25% Nonres. |

¹The applicant is requesting that the provisions for contiguous block face setback do not apply to this subarea.

²The applicant is requesting that surface parking lots are not included in lot coverage calculation.

Design Standards

Staff has included recommended design standard conditions for the commission to consider if the commission moves to recommend approval of the request. Staff recommends conditions for sidewalks and pedestrian lighting to improve the pedestrian realm along all streets. Staff also recommends requiring alleys for single family lots that width size is 27 feet or less to eliminate driveways and enhance the pedestrian realm.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family is one space in R-7.5(A), R-5(A), and TH districts; two spaces in all other districts. The applicant will be required to comply with standard parking ratios at permitting.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The

analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within an “H” MVA area.

Z223-301(LG)

List of Officers

Jamp Westfork, LLC

Brady Giddens, Member

PROPOSED CONDITIONS

All changes highlighted in yellow.

Article _____.

PD _____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P- ____ .102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located at 5500 Wilson. The size of PD ____ is approximately 44 acres.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district.

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit __A: Conceptual plan.

SEC. 51P- ____ .105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P- ____ .106. DEVELOPMENT PLAN.

Staff's Recommendation [For CPC to consider if CPC moves to recommend approval]

(a) For single family uses, a final plat may serve as the development plan. If there is a conflict between the text of this article and a final plat, the text of this article controls.

(b) For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district.

Applicant's Request:

Development and use of the Property must comply with the development plan (Exhibit B). If there is a conflict between the text of this article and the development plan, the text of this article controls.

1. For residential uses, a preliminary plat shall satisfy the requirements of a development plan.
2. A final plat for residential uses may make minor deviations from the lot and secondary street configuration shown on a preliminary plat provided that the final plat does not increase the number of lots or provide additional access points.

SEC. 51P- ____ .107. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- (1) Agricultural uses.
 - Crop production.
- (2) Commercial and business service uses.
 - None permitted

(3) Industrial uses.

-- None permitted.

(4) Institutional and community service uses.

-- Church.

-- Community service center. [SUP]

(5) Lodging uses.

-- None permitted.

(6) Miscellaneous uses.

official.]

-- Carnival or circus (temporary). *[By special authorization of the building*

-- Temporary construction or sales office.

(7) Office uses.

-- None permitted

(8) Recreation uses.

-- **Country club with private membership.**

-- Private recreation center, club, or area. **(SUP)**

-- Public park, playground, or golf course.

(9) Residential uses.

- Group residential facility. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
- Single family.

(10) Retail and personal service uses.

- None permitted

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Electrical substation. (SUP)
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Utility or government installation other than listed. [SUP]

(13) Wholesale, Distribution, and Storage.

- None permitted.

SEC. 51P-____.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-____.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Subareas A and B.

(1) Front Yard.

Minimum front yard is 20 feet.

(2) Side and rear yard.

Except as provided in this subsection, minimum side and rear yard is 10 feet. Minimum side and rear yard 5 feet for single family structures.

b) The provisions for contiguous block face setback shall not apply to this subarea.

(3) Density

~~No maximum density.~~ 6 units per acre.

(4) Floor Area

No floor area maximum.

(5) Height

Maximum structure height is ~~36~~ 30 feet.

a. The following structures may project a maximum of 5 feet above the maximum height:

i. Chimneys or vent stacks

ii. Skylights

b. Flat roofs are prohibited on single-family structures throughout the district.

c. Roof decks are prohibited on single-family structures throughout the district.

(6) Lot Coverage

- a. Maximum lot coverage for residential structures is 60 percent.
- b. Maximum lot coverage for non-residential structures is 25 percent.
- c. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot Size

Minimum lot size is be 4,000 square feet.

(8) Stories

~~No maximum number of stories.~~ Maximum number of stories is 2.

(b) Subarea C.

(1) Front yard.

~~No minimum front yard is required.~~ Minimum front yard is 20 feet.

(2) Side and rear yard

- a. ~~Except as provided in this subsection, minimum side and rear yard is 10 feet.~~ For single family structures, no minimum rear setback is required.
- b. ~~For single-family structures, a minimum five foot setback is required on one side of the lot. No minimum setback required on the other side of the same lot.~~
- c. The provisions for contiguous block face setback provisions shall not apply to this subarea.

(3) Density.

- a. ~~No maximum density.~~ 9 units per acre.

(4) Floor area.

- a. No maximum floor area.

(5) Height.

Maximum structure height is ~~36~~ 30 feet.

a. The following structures may project a maximum of 5 feet above the maximum height:

i. Chimneys or vent stacks

ii. Skylights

b. Flat roofs are prohibited on single-family structures throughout the district.

c. Roof decks are prohibited on single-family structures throughout the district.

(6) Lot coverage.

a. Maximum lot coverage for residential structures is 60 percent.

b. Maximum lot coverage for non-residential structures is 25 percent.

c. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size.

a. Minimum lot size is be 2,000 square feet.

(8) Stories.

a. ~~No maximum number of stories.~~ Maximum number of stories is two.

(9) Lot width.

a. Minimum lot width is twenty-four (24) feet.

SEC. 51P- _____.110. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

1. A minimum of one guest parking space for every four dwelling units shall be provided.

Staff's Recommendation [For CPC to consider if CPC moves to recommend approval]

~~2. Guest parking may be provided within public right of way.~~

Applicant's Request:

2. Guest parking may be provided within public right of way.

SEC. 51P- ____ .111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- ____ .112. LANDSCAPING.

- (a) Except as provided in this section, landscaping must be provided in accordance with Article X.
- (b) Tree mitigation is not required for Class 3 trees.
- (c) Plant materials must be maintained in a healthy, growing condition.

SEC.51P __.113. DESIGN STANDARDS.

Staff's Recommendation [For CPC to consider if CPC moves to recommend approval]

(a) Applicability. The following design standards apply to new construction.

(b) Sidewalks.

- (1) Minimum unobstructed sidewalk width of six feet with a minimum five-foot-wide buffer is required along all street frontages.
- (2) Internal sidewalks are required along new public streets to ensure pedestrian connectivity throughout. Internal pedestrian amenities, pedestrian lighting, and landscaping must be provided.

(c) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the

director. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

- (d) Alleys. Alleys are required for single family lots with widths of 27 feet or less.

Applicant's Request:

~~(a) — Applicability. The following design standards apply to new construction.~~

(b) Sidewalks.

(1) Minimum public sidewalk width is five feet.

~~— (2) — Internal sidewalks are required along new public streets to ensure pedestrian connectivity throughout. Internal pedestrian amenities, pedestrian lighting, and landscaping must be provided.~~

~~(c) — Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.~~

~~(d) — Alleys. Alleys are required for single family lots with widths of 27 feet or less.~~

SEC. 51P_ 114. OPEN SPACE

(A) Minimum open space shall be ~~ten (10)~~ twenty (20) percent of the entire property.

(B) Open space may include pedestrian amenities and trails. These amenities may include, but are not limited to, benches, playground equipment, shade structures, pedestrian lighting, fountains, swimming pools, amenity center, dog parks, pedestrian paths, or bike racks. Area counted toward open space may not be driven on or parked on, except for emergency vehicles. A minimum of five amenities must be provided in designated open space area B. A minimum of two amenities must be provided in each of the designated open space areas of subarea A and C.

(C) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(D) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

Staff's Recommendation [For CPC to consider if CPC moves to recommend approval]

(E) A maximum of fifty five (55) percent of open space areas may include detention areas or flood zones.

Applicant's Request:

(E) A maximum of fifty-five (55) percent of open space areas may include detention areas or flood zones.

(F) Open space may be completed in phases.

(G) A minimum area of 90,000 square feet of contiguous open space must be provided upon the completion of all phases.

SEC. 51P- ____ .115. SIGNS.

Signs must comply with the provisions for residential zoning districts in Article VII.

SEC. 51P- ____ .116. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Maximum driveway width and pavement shall be 18 feet within a required front yard.
- (d) Additional impervious pavement within the required front yard is limited to sidewalks.

SEC. 51P- ____ .117. RIGHT-OF-WAY.

Right of way must be constructed as shown on approved conceptual plan or preliminary plat.

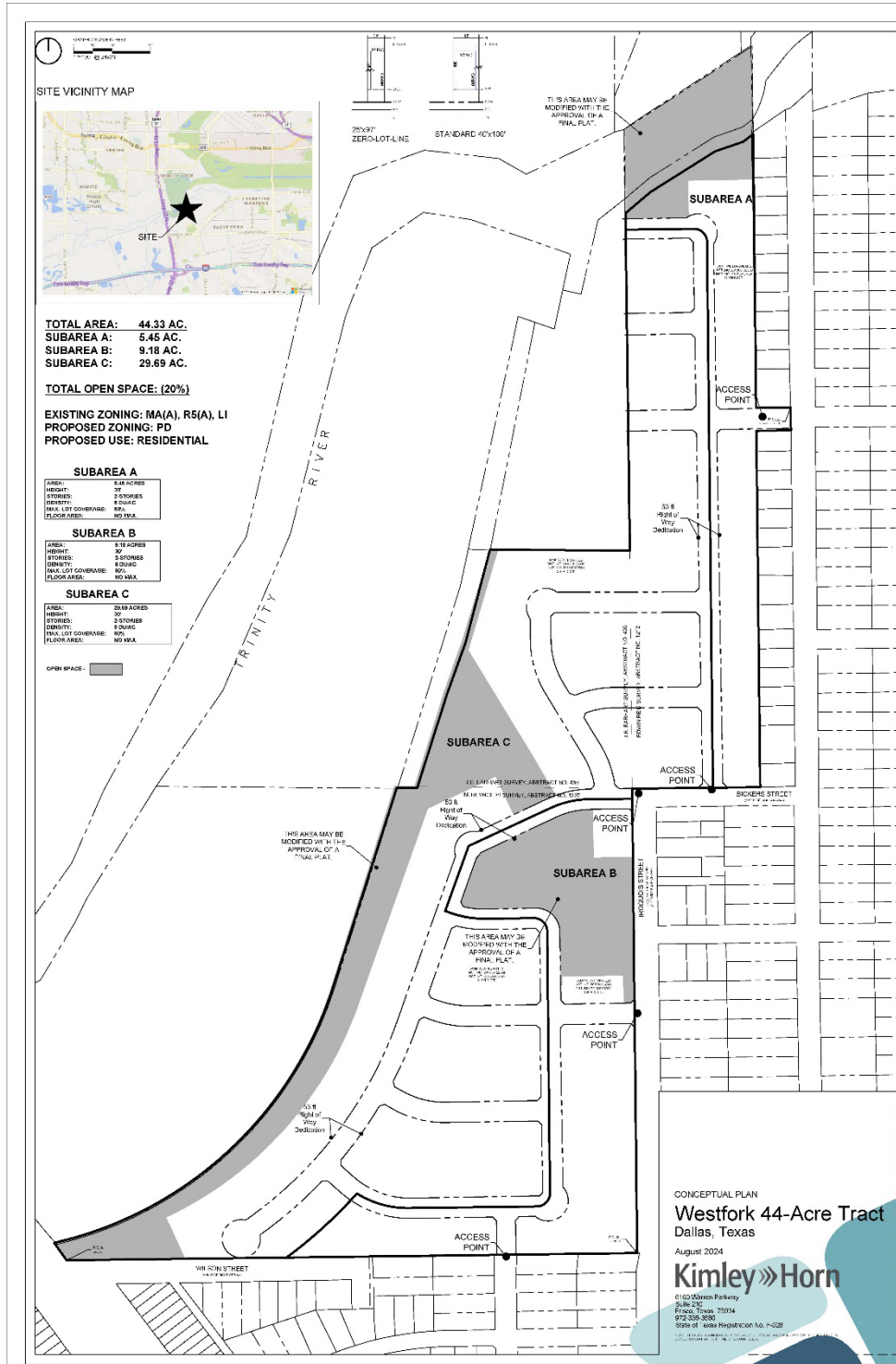
SEC. 51P- ____ .117. COMPLIANCE WITH CONDITIONS.

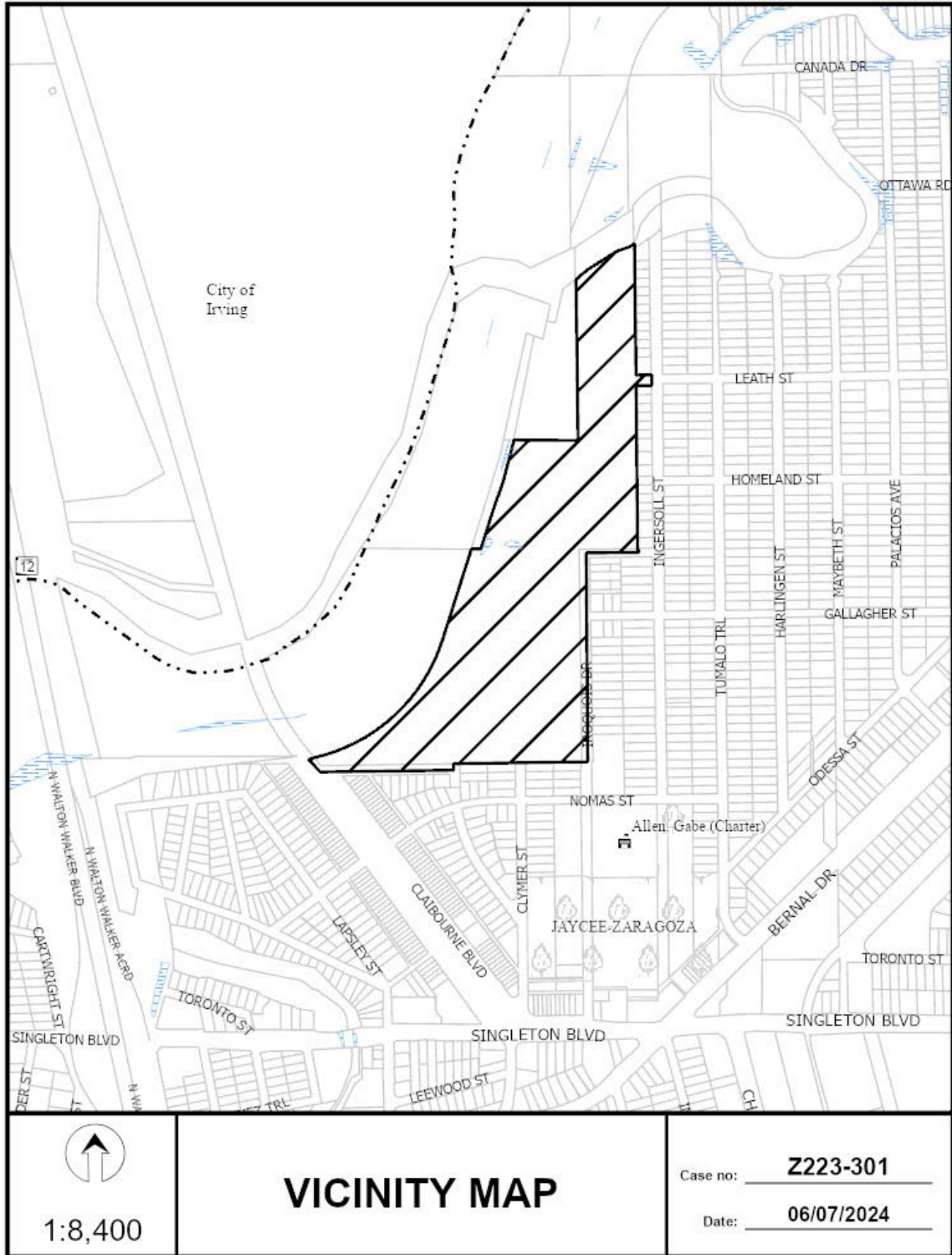
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

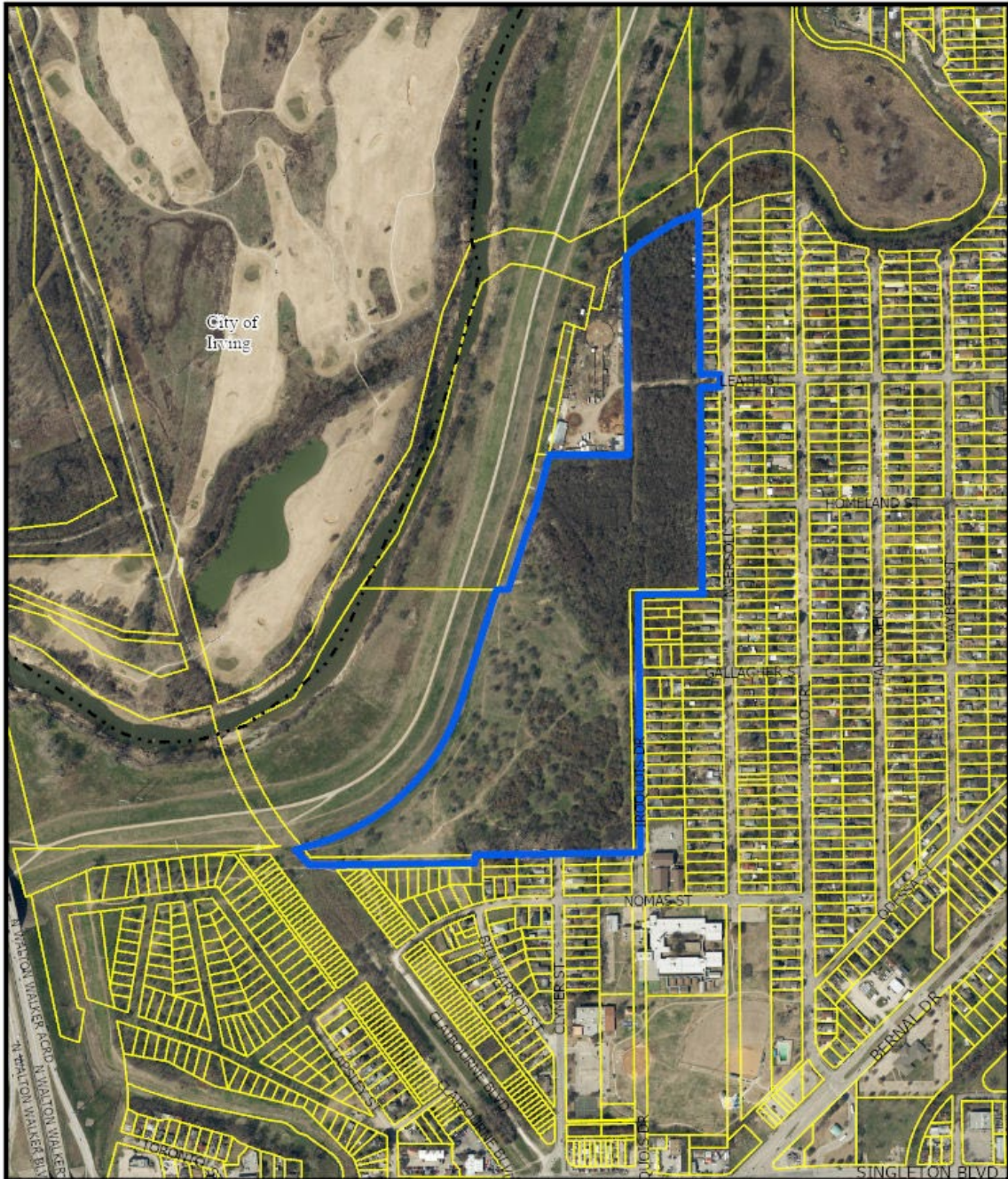
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED CONCEPTUAL PLAN

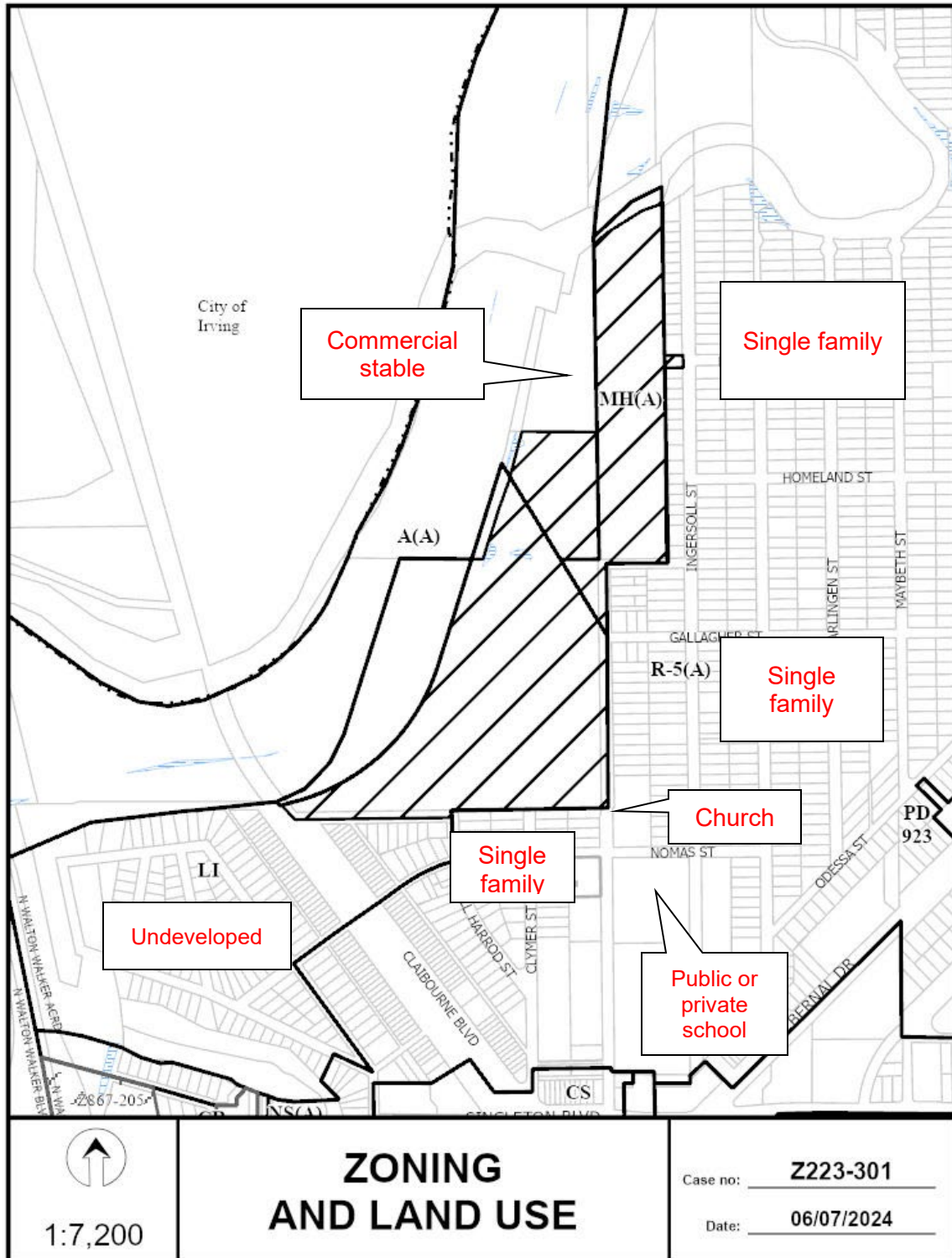
Changes made since August 8, 2024



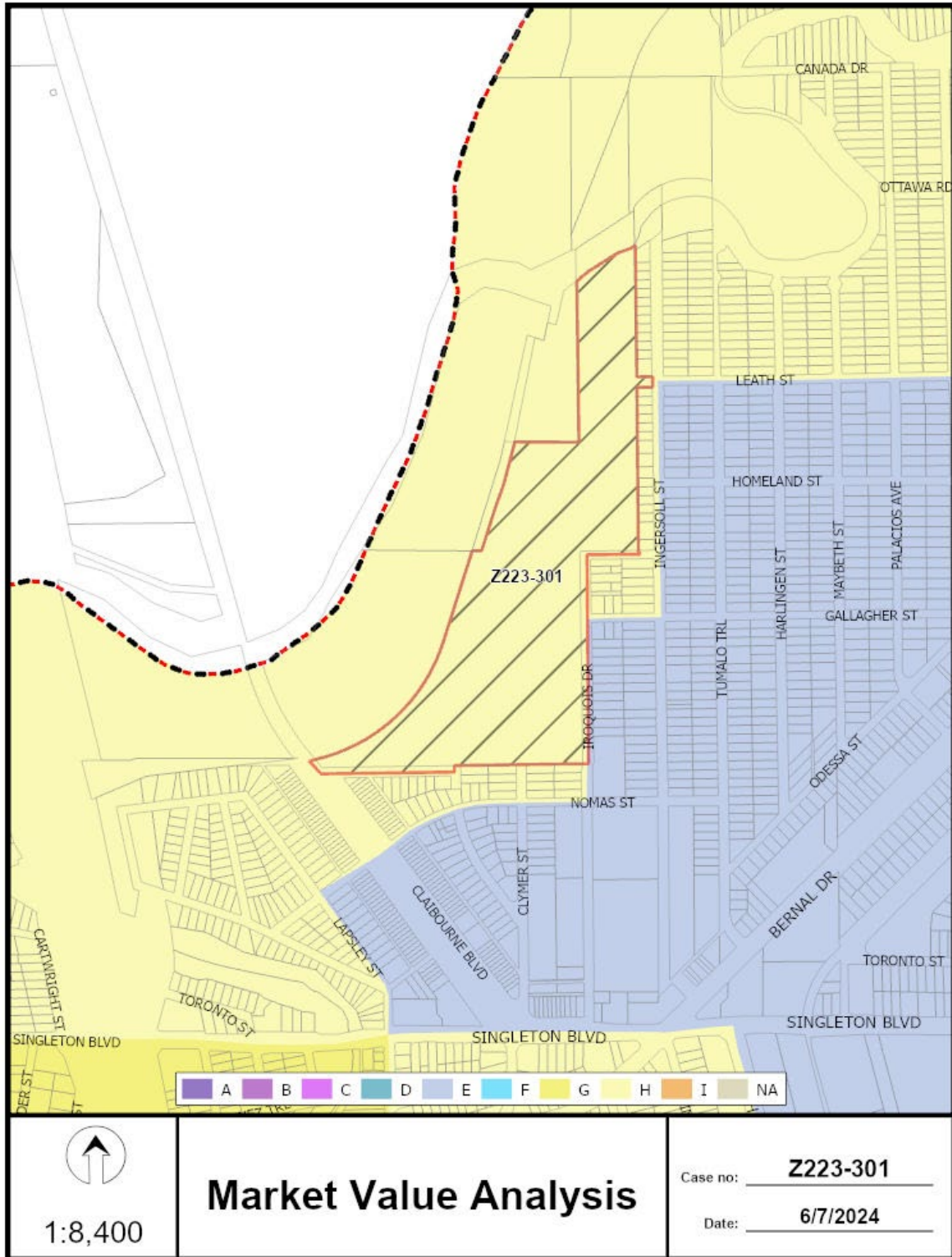


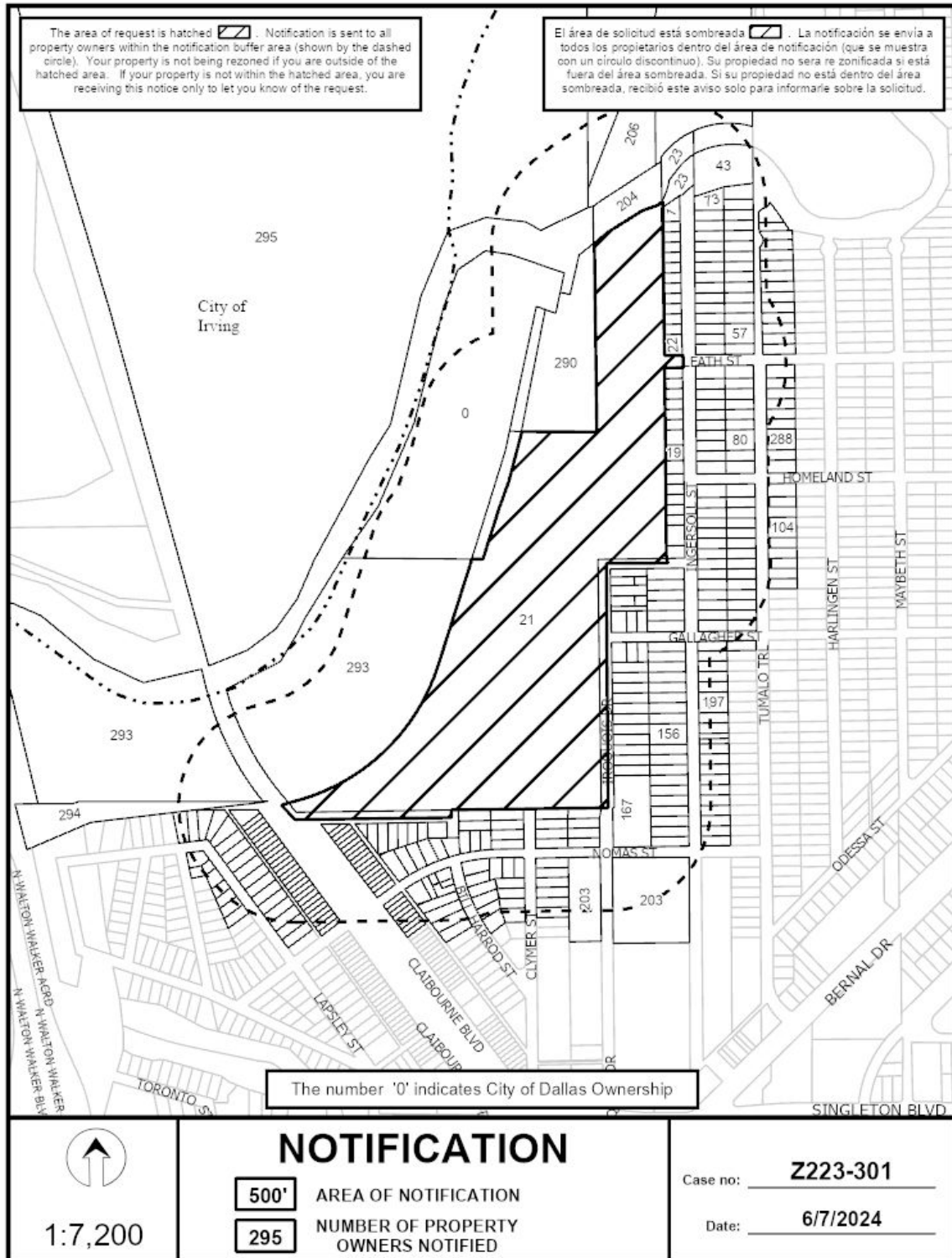


| | | |
|--|---------------------|---|
|  1:7,200 | <h1>AERIAL MAP</h1> | Case no: <u>Z223-301</u> Date: <u>06/07/2024</u> |
|--|---------------------|---|









06/07/2024

Notification List of Property Owners

Z223-301

295 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|------------------------------|
| 1 | 4019 INGERSOLL ST | FRAIRE SILVIA & |
| 2 | 4015 INGERSOLL ST | ORTIZ RAUL |
| 3 | 4007 INGERSOLL ST | ROSA SABINO D & FILOMENA |
| 4 | 4003 INGERSOLL ST | IBARRA CESAR EST OF |
| 5 | 3935 INGERSOLL ST | ARMENTA JOSE DE J |
| 6 | 3931 INGERSOLL ST | GODINES JESUS |
| 7 | 3927 INGERSOLL ST | LA ROSA CARLOS DE |
| 8 | 3923 INGERSOLL ST | TAPIA YONESI & MARIA CRUZ |
| 9 | 3919 INGERSOLL ST | ROBLES MATILDA |
| 10 | 3915 INGERSOLL ST | ESTRADA HECTOR & |
| 11 | 3911 INGERSOLL ST | TITTLE RITA J |
| 12 | 3815 INGERSOLL ST | VILLALON PEDRO III |
| 13 | 3811 INGERSOLL ST | IBARRA GLORIA |
| 14 | 3807 INGERSOLL ST | COOKS MARTISE D |
| 15 | 3803 INGERSOLL ST | DELGADO CARLOS |
| 16 | 3723 INGERSOLL ST | DELGADDO CARLOS ET AL |
| 17 | 3719 INGERSOLL ST | DELGADO CARLOS & MARY A |
| 18 | 3715 INGERSOLL ST | PEUGH DAVID D |
| 19 | 3705 INGERSOLL ST | AGUIRRE ANTHONY |
| 20 | 3703 INGERSOLL ST | CORDOVA MARIA ELMA & GUSTAVO |
| 21 | 5500 WILSON ST | JAMP WESTFORK LLC |
| 22 | 3903 INGERSOLL ST | ESTRADA HECTOR & OLIVIA |
| 23 | 1050 CANADA DR | CROW MARVIN D |
| 24 | 4046 TUMALO TRL | GONZALES CAROLYN |
| 25 | 4042 TUMALO TRL | JANTES JOSE PABLO & |
| 26 | 3938 TUMALO TRL | ROMO FAMILY TRUST |

06/07/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|---------------------------|
| 27 | 3934 TUMALO TRL | RODRIGUEZ ANN LILIA & |
| 28 | 3944 TUMALO TRL | ROMO ARIEL C |
| 29 | 3930 TUMALO TRL | SPRINGFUL PROPERTIES LLC |
| 30 | 3928 TUMALO TRL | Taxpayer at |
| 31 | 3926 TUMALO TRL | IBARRA ROGELIO & |
| 32 | 3922 TUMALO TRL | IBARRA MARIA |
| 33 | 3914 TUMALO TRL | LOREDO PROPERTIES |
| 34 | 3906 TUMALO TRL | SAENZ LETICIA |
| 35 | 3902 TUMALO TRL | CEJA YOLANDA |
| 36 | 3631 INGERSOLL ST | WOOTEN JOSEPH D & |
| 37 | 3627 INGERSOLL ST | MARTINEZ FRANCISCO & |
| 38 | 3623 INGERSOLL ST | DIAZ HILARIO |
| 39 | 3619 INGERSOLL ST | VILLALON ALBERT & GLORIA |
| 40 | 3615 INGERSOLL ST | CASTILLO GEORGE JR & |
| 41 | 3611 INGERSOLL ST | CASTILLO GEORGE & |
| 42 | 3603 INGERSOLL ST | QUINTOS BENIGNO PUENTE & |
| 43 | 4026 INGERSOLL ST | CARRILLO ADRIAN RENE |
| 44 | 4029 TUMALO TRL | BUSTOS PABLO & MARIA R |
| 45 | 4023 TUMALO TRL | IBARRA SAUL & LOUISE |
| 46 | 4019 TUMALO TRL | IBARRA SAUL & LOUISE |
| 47 | 4015 TUMALO TRL | BUSTOS LUCIA |
| 48 | 4011 TUMALO TRL | ROMO GUSTAVO ALONZO & |
| 49 | 4007 TUMALO TRL | ROMO BRENDA |
| 50 | 4003 TUMALO TRL | ROMO EUFEMIA LINDA |
| 51 | 3935 TUMALO TRL | ROMO LUZ ELENA & |
| 52 | 3931 TUMALO TRL | IBARRA CARMEN RODRIQUEZ & |
| 53 | 3927 TUMALO TRL | IBARRA MARIA A |
| 54 | 3923 TUMALO TRL | IBARRA BEATRIZ |
| 55 | 3919 TUMALO TRL | ARAGON CARLOS |
| 56 | 3915 TUMALO TRL | SAENZ JUAN A & |
| 57 | 3907 TUMALO TRL | JANTES JOSE PABLO & |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|-------------------------------|
| 58 | 3903 TUMALO TRL | MANZANARES HECTOR & |
| 59 | 3902 INGERSOLL ST | CASTILLO GENARA H ESTATE OF |
| 60 | 3906 INGERSOLL ST | CASTILLO JOSE |
| 61 | 3910 INGERSOLL ST | Taxpayer at |
| 62 | 3914 INGERSOLL ST | MENDOZA JOSEPHINE SANCHEZ |
| 63 | 3918 INGERSOLL ST | ESPARZA VICTORIA |
| 64 | 3922 INGERSOLL ST | CORLEW ELAINE D |
| 65 | 3926 INGERSOLL ST | CARDOZA FAMILY REVOCABLE |
| 66 | 3930 INGERSOLL ST | CRUZ JOSE N SR ET AL |
| 67 | 3934 INGERSOLL ST | GARCIA DIAMANTINA E |
| 68 | 4002 INGERSOLL ST | PUGARODRIGUEZ ADALBERTO & |
| 69 | 4006 INGERSOLL ST | COLLUM DANIEL & JILL |
| 70 | 4010 INGERSOLL ST | M6 HOMES LLC |
| 71 | 4014 INGERSOLL ST | HERNANDEZ ROSA ISELA |
| 72 | 4018 INGERSOLL ST | ADAM INVESTMENTS INC |
| 73 | 4022 INGERSOLL ST | MACIAS JUAN & ALICIA |
| 74 | 3815 TUMALO TRL | GONZALEZTORRES AUDELIA & NICK |
| 75 | 3811 TUMALO TRL | GONZALEZ EDUVIGES |
| 76 | 3807 TUMALO TRL | MENDEZ ELIAS & ESPERANZA |
| 77 | 3803 TUMALO TRL | NIRA RAMIRO |
| 78 | 3723 TUMALO TRL | ANGUIANO HECTOR & |
| 79 | 3719 TUMALO TRL | ALVAREZ NICHOLAS |
| 80 | 3715 TUMALO TRL | MENDEZ HECTOR |
| 81 | 3707 TUMALO TRL | CARDOZA AURELIO |
| 82 | 3702 INGERSOLL ST | CARDOZA CLAUDIA |
| 83 | 3706 INGERSOLL ST | CARDOZA MARIANN |
| 84 | 3710 INGERSOLL ST | ESTRADA CARMEN |
| 85 | 3714 INGERSOLL ST | ZUNIGA ALONZO M & |
| 86 | 3718 INGERSOLL ST | CHAVEZ JOSE M |
| 87 | 3722 INGERSOLL ST | GALINDO ALEJANDRA & |
| 88 | 3802 INGERSOLL ST | LONGORIA FRANCES MARIA |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|-------------------------------|
| 89 | 3806 INGERSOLL ST | GONZALEZ LAURA CHAVEZ |
| 90 | 3810 INGERSOLL ST | TAMEZ ELEAZAR |
| 91 | 3814 INGERSOLL ST | REYES YESLI ERENIA & |
| 92 | 3702 TUMALO TRL | CARDOZA FAMILY REVOCABLE |
| 93 | 3706 TUMALO TRL | AGUILAR BLANCA |
| 94 | 3718 TUMALO TRL | MENDEZ HECTOR |
| 95 | 3722 TUMALO TRL | MENDEZ EDWARD & GRACE |
| 96 | 3802 TUMALO TRL | MENDEZ EDWARD |
| 97 | 3806 TUMALO TRL | JONES ALMA LIA & |
| 98 | 3810 TUMALO TRL | MARROQUIN JORGE L & ALICIA |
| 99 | 3814 TUMALO TRL | ASCENCIO NORMA JANETH |
| 100 | 3518 TUMALO TRL | THOMAS TREBRISA |
| 101 | 3522 TUMALO TRL | DELAROSA ALFREDO & NORMA L |
| 102 | 3526 TUMALO TRL | DELAROSA ALFREDO & NORMA |
| 103 | 3604 TUMALO TRL | MORATAYA PATRICIA MARGARITA & |
| 104 | 3610 TUMALO TRL | PINALES BARBARA |
| 105 | 3618 TUMALO TRL | EURESTI AUGUSTIN JR |
| 106 | 3622 TUMALO TRL | FLORES JOE A JR |
| 107 | 3626 TUMALO TRL | SALAS IRMA |
| 108 | 3621 TUMALO TRL | BARRAZA BIANCA |
| 109 | 3619 TUMALO TRL | CHAPARRO ORALIA & CARMELO |
| 110 | 3615 TUMALO TRL | CARDOZA ROSEMARY |
| 111 | 3611 TUMALO TRL | VARELA JESSE |
| 112 | 3607 TUMALO TRL | MCSWAIN CHRISTINA DIANE |
| 113 | 3603 TUMALO TRL | ALVARADO ARIANA & |
| 114 | 3527 TUMALO TRL | GUTIERREZ MANUEL & |
| 115 | 3523 TUMALO TRL | HERRERA ANGEL & VERONICA |
| 116 | 3519 TUMALO TRL | Taxpayer at |
| 117 | 3515 TUMALO TRL | MENDEZ EFREN |
| 118 | 3511 TUMALO TRL | PENA CARLOS & |
| 119 | 3505 TUMALO TRL | CARDOZA ADRIANA |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|---------------------------|
| 120 | 3501 TUMALO TRL | MARROQUIN MARIO A |
| 121 | 3502 INGERSOLL ST | TAPIA OSCAR |
| 122 | 3506 INGERSOLL ST | HERNANDEZ AMBROSIO |
| 123 | 3510 INGERSOLL ST | RAMIREZ LAURA PATRICIA |
| 124 | 3514 INGERSOLL ST | GONZALEZ NEMORIO & |
| 125 | 3518 INGERSOLL ST | RAZO JUAN T MR |
| 126 | 3522 INGERSOLL ST | MEDINA MARIA |
| 127 | 3526 INGERSOLL ST | PORTILLO JOSE JAIME |
| 128 | 3602 INGERSOLL ST | GARCIA HENRY |
| 129 | 3606 INGERSOLL ST | ALCANTAR RENE A & MARIA |
| 130 | 3610 INGERSOLL ST | GONZALEZ MARGARITA |
| 131 | 3614 INGERSOLL ST | JUAREZ GRISELDA & |
| 132 | 3618 INGERSOLL ST | Taxpayer at |
| 133 | 3622 INGERSOLL ST | GARCIA BERTHA ALICIA |
| 134 | 3626 INGERSOLL ST | Taxpayer at |
| 135 | 3523 INGERSOLL ST | VILLALON ALBERT |
| 136 | 3515 INGERSOLL ST | DELACRUZ ALEJANDRA & |
| 137 | 3511 INGERSOLL ST | GARCIA MARIA TERESA |
| 138 | 3507 INGERSOLL ST | AYALA JOSE & |
| 139 | 3503 INGERSOLL ST | LOPEZ MARK ANTHONY |
| 140 | 5223 GALLAGHER ST | RODRIGUEZ NICHOLASA H |
| 141 | 5215 GALLAGHER ST | VILLANEDA GUADALUPE MARIA |
| 142 | 5219 GALLAGHER ST | RODRIGUEZ NICHOLASA H & |
| 143 | 3510 IROQUOIS DR | RODRIGUEZ NICHOLASA H |
| 144 | 3514 IROQUOIS DR | RODRIGUEZ NICHOLASA H & |
| 145 | 3520 IROQUOIS DR | ROUNDTREE MARSHALL |
| 146 | 3516 IROQUOIS DR | RIDRIGUEZ NICHOLASA H & |
| 147 | 3518 IROQUOIS DR | HERRERA NICHOLASA A |
| 148 | 3439 INGERSOLL ST | MARQUEZ JERICHO & |
| 149 | 3435 INGERSOLL ST | MURILLO JOSE CARMEN |
| 150 | 3431 INGERSOLL ST | LARA MARIA G & MARIO |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|--|
| 151 | 3427 INGERSOLL ST | BUDDE BRANDON & MONICA |
| 152 | 3423 INGERSOLL ST | VIERA JACQUELINE |
| 153 | 3415 INGERSOLL ST | RAMIREZ GUADALUPE |
| 154 | 3419 INGERSOLL ST | BUSTAMANTE JOHN |
| 155 | 3411 INGERSOLL ST | Taxpayer at |
| 156 | 3403 INGERSOLL ST | CORDOVA CECILIO & ALMA |
| 157 | 3337 INGERSOLL ST | LOPEZ JAIME ORNELAS |
| 158 | 3335 INGERSOLL ST | SALTO SILVESTRE OROZCO |
| 159 | 3331 INGERSOLL ST | CISNEROS LAURO & |
| 160 | 3327 INGERSOLL ST | RODRIGUEZ MARIA |
| 161 | 3323 INGERSOLL ST | ZUNIGA MARGARITA FLORES |
| 162 | 3319 INGERSOLL ST | ECHAVARRIA JUAN ISMAEL & |
| 163 | 3315 INGERSOLL ST | TMGE INVESTMENT LLC |
| 164 | 3311 INGERSOLL ST | MORALES JUAN HERNAN & MARISELA |
| 165 | 3305 INGERSOLL ST | LEIJA MANUELA |
| 166 | 3303 INGERSOLL ST | AVINA SAMMY J & GLORIA H MUNOZ |
| 167 | 5227 NOMAS ST | IGLESIA BAUTISTA EL CALVARIO OF DALLAS |
| 168 | 3330 IROQUOIS DR | SANCHEZ MARIA |
| 169 | 3334 IROQUOIS DR | SALDANA MARIA FELIX |
| 170 | 3338 IROQUOIS DR | GUZMAN MIGUEL |
| 171 | 3402 IROQUOIS DR | FLORES RITA |
| 172 | 3406 IROQUOIS DR | ROBLES LUCIANO R & JUANA |
| 173 | 3410 IROQUOIS DR | ROBLES JOSEFINA |
| 174 | 3414 IROQUOIS DR | ROBLES CELESTINO |
| 175 | 3418 IROQUOIS DR | MIRALRIO FRANCISCO ARZATE |
| 176 | 3422 IROQUOIS DR | SHETH HEMANG A |
| 177 | 3426 IROQUOIS DR | OTO VILLIAMI LIUA & |
| 178 | 3430 IROQUOIS DR | SAAVEDRA MAGALY |
| 179 | 3434 IROQUOIS DR | CAMPOSE JUAN |
| 180 | 5218 GALLAGHER ST | CAMPOS CRESENCIO MORENO & |
| 181 | 5214 GALLAGHER ST | CAMPOS BELEN |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|--------------------------------|
| 182 | 3439 TUMALO TRL | PEREZ ANGIE |
| 183 | 3302 INGERSOLL ST | GUZMAN SABRINA M |
| 184 | 3306 INGERSOLL ST | ORTIZ AMY D |
| 185 | 3310 INGERSOLL ST | VAZQUEZ JOSE LUIS & ALMA |
| 186 | 3314 INGERSOLL ST | REYES JUANA E & |
| 187 | 3318 INGERSOLL ST | GARCIA ROSALIO & LAURA DONJUAN |
| 188 | 3322 INGERSOLL ST | FRIAS MARIA IRENE |
| 189 | 3326 INGERSOLL ST | CARRION JOSE O |
| 190 | 3330 INGERSOLL ST | DOMINGUEZ GERARDO & |
| 191 | 3334 INGERSOLL ST | CISNEROS ROSEMARY |
| 192 | 3338 INGERSOLL ST | RAMIREZ MARIA |
| 193 | 3402 INGERSOLL ST | GOMEZ SANJUANA |
| 194 | 3400 INGERSOLL ST | RAMIREZ ISIDRO L & MARIA |
| 195 | 3406 INGERSOLL ST | GOMEZ JUAN |
| 196 | 3410 INGERSOLL ST | GOMEZ MANUEL & |
| 197 | 3418 INGERSOLL ST | ORNELAS JOSE & FRANCISCA |
| 198 | 3426 INGERSOLL ST | Taxpayer at |
| 199 | 3422 INGERSOLL ST | GONZALEZ ABRAM JORGE & |
| 200 | 3430 INGERSOLL ST | Taxpayer at |
| 201 | 3434 INGERSOLL ST | TORRES MIGUEL D & |
| 202 | 3438 INGERSOLL ST | ALVARADO BRAULIO & ANNA M |
| 203 | 5220 NOMAS ST | Dallas ISD |
| 204 | 4111 INGERSOLL ST | VEHON LAND CO LP |
| 205 | 1000 CANADA DR | DALLAS COUNTY FLOOD |
| 206 | 7166 INGERSOLL ST | KENTY STERLING W |
| 207 | 7168 INGERSOLL ST | DALLAS COUNTY LTD |
| 208 | 3315 IROQUOIS DR | TORRES FRANCISCO M EST OF |
| 209 | 3311 IROQUOIS DR | Taxpayer at |
| 210 | 3307 IROQUOIS DR | Taxpayer at |
| 211 | 3303 IROQUOIS DR | Taxpayer at |
| 212 | 3302 CLYMER ST | RODRIGUEZ JOSE CEDILLO & |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|-------------------------------|
| 213 | 3306 CLYMER ST | DVANILAND LLC |
| 214 | 3310 CLYMER ST | MARTINEZ REBECCA C & JOSE G |
| 215 | 3314 CLYMER ST | TINSLEY JOHN S |
| 216 | 3315 CLYMER ST | VELA FLORENTINO P & |
| 217 | 3311 CLYMER ST | SOLIS LEONARDO & PAULA |
| 218 | 3307 CLYMER ST | SOLIS PAULA T |
| 219 | 3303 CLYMER ST | RODRIGUEZ GLORIA |
| 220 | 5415 NOMAS ST | ORNLAS ROBERTO G |
| 221 | 5419 NOMAS ST | MARTINEZ RAFAEL & ANA M |
| 222 | 5423 NOMAS ST | GAMEZ BLANCA ROSA |
| 223 | 3310 BILL HARROD ST | MAGHONEY JUSTIN |
| 224 | 3314 BILL HARROD ST | VELA FLORENTINO SR |
| 225 | 3334 CLAIBOURNE BLVD | BELCLAIRE REALTY LTD |
| 226 | 3300 CLAIBOURNE BLVD | METCALF PATSY RUTH ESTATE OF |
| 227 | 5521 NOMAS ST | SERRANO SERGIO |
| 228 | 5501 NOMAS ST | IGLESIA PENTESCOSTAL UNCION |
| 229 | 5534 WILSON ST | DIGGLES ERCEL |
| 230 | 5508 NOMAS ST | MARTIN FIDEL & APOLONIA |
| 231 | 3221 BILL HARROD ST | DORATT SONIA |
| 232 | 5510 NOMAS ST | ESCOTO HILARIO DE LOS ANGELES |
| 233 | 5518 NOMAS ST | BUSTOS SANTOS OMERO |
| 234 | 3215 BILL HARROD ST | ROMO GUSTAVO & LUZ ELENA |
| 235 | 3211 BILL HARROD ST | MARTINEZ ANGELA ESTATE OF |
| 236 | 3207 BILL HARROD ST | TAMEZ ANTONIO CARDOZA |
| 237 | 3203 BILL HARROD ST | SALAS J LUZ & MARIA DEL |
| 238 | 3208 CLAIBOURNE BLVD | ZAVALA OSCAR & LETICIA |
| 239 | 3210 CLAIBOURNE BLVD | ZAVALA OSCAR & LETICIA |
| 240 | 3212 CLAIBOURNE BLVD | LOPEZ EZEQUIEL A |
| 241 | 3216 CLAIBOURNE BLVD | LOPEZ GASPAR A & |
| 242 | 3220 CLAIBOURNE BLVD | METCALF PATSY RUTH ESTATE OF |
| 243 | 3222 CLAIBOURNE BLVD | METCALF PATSY RUTH ESTATE OF |

Z223-301(LG)

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|-------------------------|
| 244 | 5406 NOMAS ST | ROJAS REYES & OLIVIA |
| 245 | 5410 NOMAS ST | ROJAS REYES & |
| 246 | 3217 CLYMER ST | CASTANEDA CANDELARIA & |
| 247 | 3213 CLYMER ST | ZAMARRON SAUL & |
| 248 | 3209 CLYMER ST | GARCIA MARIA Y |
| 249 | 3205 CLYMER ST | REYES MARIA Y |
| 250 | 3130 BILL HARROD ST | Taxpayer at |
| 251 | 3202 BILL HARROD ST | ALVARADO YOLANDA G |
| 252 | 3208 BILL HARROD ST | BARRAZA RODOLFO & JUANA |
| 253 | 3212 BILL HARROD ST | MARTIN RUBEN ZUNIGA |
| 254 | 3216 BILL HARROD ST | MARTINEZ SABINO |
| 255 | 3220 BILL HARROD ST | ZAMMARRON MARIA RAQUEL |
| 256 | 3204 CLYMER ST | ALVAREZ ISABEL & |
| 257 | 3210 CLYMER ST | CARDOZA ANTONIO JR |
| 258 | 3214 CLYMER ST | JOHNSON DALWIN L & |
| 259 | 3218 CLYMER ST | ACOSTA MARA DALIA |
| 260 | 3222 CLYMER ST | LUJAN JOSE A TRUSTEE & |
| 261 | 3226 CLYMER ST | MUNOZ SIXTO JAVIER & |
| 262 | 3353 CLAIBOURNE BLVD | RUPANI AMIR ALI |
| 263 | 3306 LAPSLEY ST | Taxpayer at |
| 264 | 3310 LAPSLEY ST | Taxpayer at |
| 265 | 3314 LAPSLEY ST | Taxpayer at |
| 266 | 3318 LAPSLEY ST | Taxpayer at |
| 267 | 3322 LAPSLEY ST | Taxpayer at |
| 268 | 3326 LAPSLEY ST | Taxpayer at |
| 269 | 3330 LAPSLEY ST | Taxpayer at |
| 270 | 3334 LAPSLEY ST | Taxpayer at |
| 271 | 3338 LAPSLEY ST | Taxpayer at |
| 272 | 3342 LAPSLEY ST | Taxpayer at |
| 273 | 3346 LAPSLEY ST | Taxpayer at |
| 274 | 3350 LAPSLEY ST | Taxpayer at |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------------|--------------------------|
| 275 | 3354 LAPSLEY ST | Taxpayer at |
| 276 | 3356 LAPSLEY ST | Taxpayer at |
| 277 | 5703 WILSON ST | Taxpayer at |
| 278 | 5707 WILSON ST | Taxpayer at |
| 279 | 5711 WILSON ST | Taxpayer at |
| 280 | 3352 TOKAY ST | Taxpayer at |
| 281 | 3349 LAPSLEY ST | Taxpayer at |
| 282 | 3345 LAPSLEY ST | Taxpayer at |
| 283 | 3339 LAPSLEY ST | Taxpayer at |
| 284 | 3335 LAPSLEY ST | Taxpayer at |
| 285 | 3331 LAPSLEY ST | Taxpayer at |
| 286 | 3327 LAPSLEY ST | Taxpayer at |
| 287 | 3346 TOKAY ST | Taxpayer at |
| 288 | 3714 TUMALO TRL | LOPEZ NORALBA |
| 289 | 3519 INGERSOLL ST | RAMIREZ LAURA P & MARTIN |
| 290 | 4000 INGERSOLL ST | MONTOYA PEDRO |
| 291 | 3600 INGERSOLL ST | KENTY STERLING & S S |
| 292 | 3221 CLYMER ST | GARCIA JUAN C & |
| 293 | 2468 N WALTON WALKER BLVD | DALLAS CITY & COUNTY |
| 294 | 2472 N WALTON WALKER BLVD | TRINITY RIVER AUTHORITY |
| 295 | 2000 E SHADY GROVE RD | IRVING CITY OF |